

Mountain Valley Pipeline, LLC

v.

Easements to Construct, etc., et al.

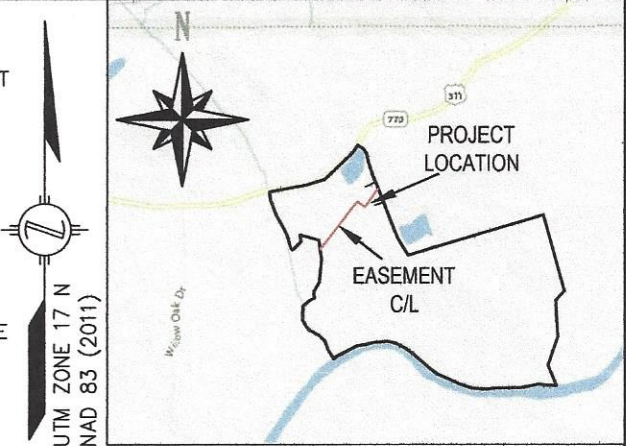
Exhibit 44 to Complaint

Map of MVP Parcel No. NC-RO-005.000

EXHIBIT A

NOTES

- 1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
- 2. AREAS DETERMINED BY COORDINATE METHOD.
- 3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
- 4. RECORD REFERENCES: DEED BOOK 1302, PAGE 42.
- 5. PARCEL ID: 171815
- 6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
- 7. THIS SURVEY IS REFERENCED TO UTM ZONE 17 N NAD 83 (2011).
- 8. ALL CORNERS ARE AS NOTED.
- 9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
- 10. TEMPORARY EASEMENT TO BE ACQUIRED



SEE SHEET 2 OF 5
MATCHLINE

TEMPORARY
WORKSPACE
0.56± ACRES
24,370± SQ. FEET

PERMANENT
EASEMENT
2.41± ACRES
104,762± SQ. FEET

TEMPORARY
WORKSPACE
1.07± ACRES
46,549± SQ. FEET

NC-RO-005.000
CIRCLE BAR D RANCH, LLC,
DEED BOOK 1302, PAGE 42
PARCEL ID. NO. 171815

NC-RO-006.000
N/F
WILLOW OAKS PLANTATION, LLC
DEED BOOK 1077, PAGE 1830

POINT OF
BEGINNING
N: 13,265,588.34
E: 2,038,064.02

NGS MONUMENT
BARNES
N: 13,216,335.22
E: 2,040,358.17
CSF = 0.99974929

NGS MONUMENT
SHILOH
N: 13,217,602.44
E: 2,042,805.03
CSF = 0.99975126

N05°38'33"W
48,219.54' GRID

N62°37'14"E
2,755.53' GRID

- LEGEND
- NGS MONUMENT
 - EXISTING IRON PIPE OR PIN
 - IRON PIN SET
 - COMPUTED POINT
 - LINE NOT TO SCALE
 - PERMANENT ACCESS ROAD
 - TEMPORARY ACCESS ROAD
 - PERMANENT EASEMENT
 - TEMPORARY WORKSPACE
 - ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
 - POSSIBLE TEMPORARY WORKSPACE

CIRCLE BAR D RANCH, LLC

AREA OF PERMANENT EASEMENT:	104,762± sq. ft.	2.41 ACRES
AREA OF TEMPORARY WORKSPACE:	70,919± sq. ft.	1.63 ACRES
AREA OF ADDITIONAL TEMPORARY WORKSPACE:	100,462± sq. ft.	2.31 ACRES
AREA OF ACCESS ROAD:	42,007± sq. ft.	0.97 ACRES

CENTERLINE OF EASEMENT: 2,095± feet 126.98± rods
CENTERLINE OF ACCESS ROADS: 1,701± feet 103.09± rods

SEE SHEET 5 OF 5 FOR LINE TABLES

I, Thomas Warner Kimmel, certify that this plat is of a PERMANENT EASEMENT for a public utility as defined in GS 62-3; that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in deed book 1302, page 42); that the ratio of precision as calculated is 1:10,000±; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks at the Class "A" accuracy classification (95% confidence) using RTK/VRS networks and traditional traverses.

That this plat meets the requirements of G.S. 47-30 section (f)(11)(c).

This 3rd day of June, 2020

THOMAS WARNER KIMMEL, PLS L 3674

LAND OWNER INITIALS: _____ DATE: _____

TRC ENGINEERS, INC
2200 LIBERTY AVENUE,
SUITE 100
PITTSBURGH, PA 15222
PH: (724) 749-8572 tkimmel@trcsolutions.com
NC CORPORATE LICENSE No. F-0591



EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF LEAKSVILLE
ROCKINGHAM COUNTY, NORTH CAROLINA

Mountain Valley
PIPELINE LLC

PIPELINE EASEMENT IN PROPERTY OF
CIRCLE BAR D RANCH, LLC

NC-RO-005.000
DEED BOOK 1302, PAGE 42

NC-RO-005.000

Drawn By: JCL	Chk'd By: DD	App'd By: TWK	TRC Proj. No. 300423	Scale: 1"=100'
Drawn Date: 10/16/18			Sheet: 1 OF 5	MVP Proj. No.

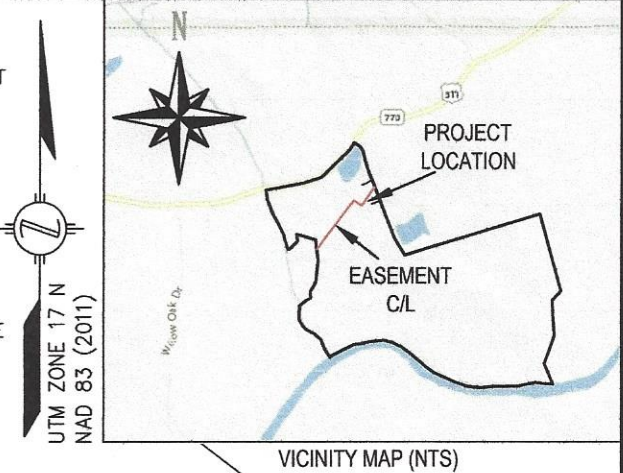
100 50 0 100
GRAPHIC SCALE IN FEET

REVISIONS				
B	2-1-19	SLM	UPDATED AR - BOUNDARY REVISED	DD
C	6-25-19	TCM	AR/WORKSPACE	DD
1	5-5-20	MSF	GENERAL REVISIONS	DD
No.	Date	Rev By	Description	Checked

NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 1302, PAGE 42
5. PARCEL ID: 171815
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO UTM ZONE 17 N NAD 83 (2011).
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
10. TEMPORARY EASEMENT TO BE ACQUIRED

EXHIBIT A



NC-RO-005.000
CIRCLE BAR D RANCH, LLC
DEED BOOK 1302, PAGE 42
PARCEL ID. NO. 171815

**TEMPORARY
WORKSPACE**
0.56± ACRES
24,370± SQ. FEET

**PERMANENT
EASEMENT**
2.41± ACRES
104,762± SQ. FEET

**TEMPORARY
WORKSPACE**
1.07± ACRES
46,549± SQ. FEET

LEGEND

- NGS MONUMENT
- EXISTING IRON PIPE OR PIN
- IRON PIN SET
- COMPUTED POINT
- LINE NOT TO SCALE
- PERMANENT ACCESS ROAD
- TEMPORARY ACCESS ROAD
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
- POSSIBLE TEMPORARY WORKSPACE

SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.

SEE SHEET 5 OF 5 FOR LINE TABLES

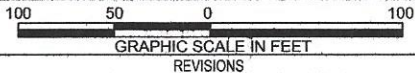
EASEMENT SURVEY
FOR MVP SOUTHGATE
TOWNSHIP OF LEAKSVILLE
ROCKINGHAM COUNTY, NORTH CAROLINA



PIPELINE EASEMENT IN PROPERTY OF
CIRCLE BAR D RANCH, LLC

NC-RO-005.000
DEED BOOK 1302, PAGE 42

Drawn By: JCL Chk'd By: DD App'd By: TWK
Drawn Date: 10/16/18 DD TWK
Scale: 1"=100'
Sheet: 2 OF 5 MVP Proj. No.

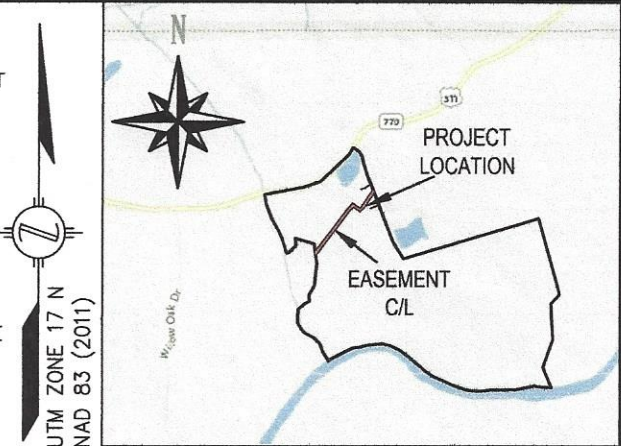


REVISIONS				
B	2-1-19	SLM	UPDATED AR - BOUNDARY REVISED	DD
C	6-25-19	TCM	AR/WORKSPACE	DD
1	5-5-20	MSF	GENERAL REVISIONS	DD
No.	Date	Rev By	Description	Checked

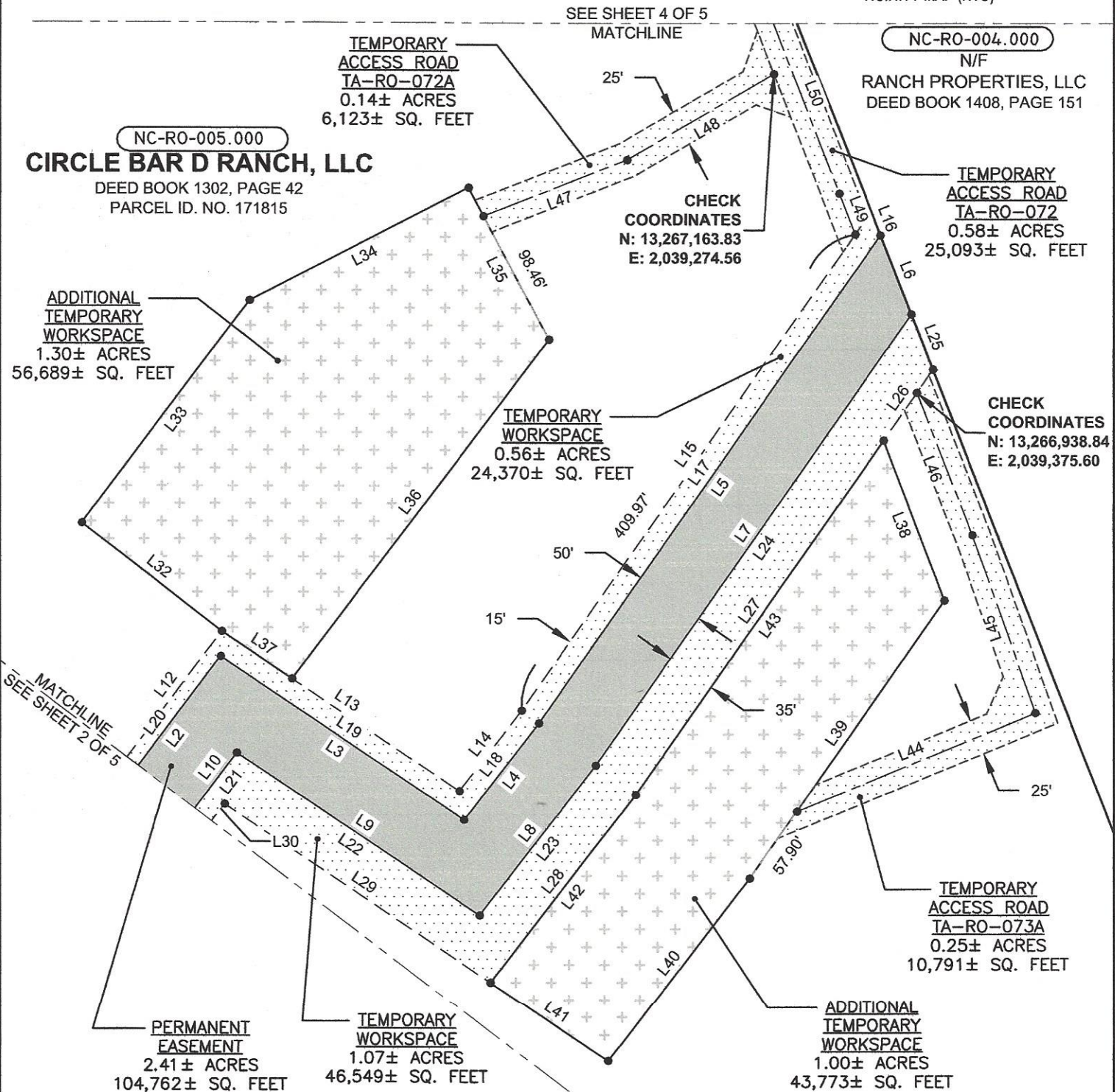
NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 1302, PAGE 42
5. PARCEL ID: 171815
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO UTM ZONE 17 N NAD 83 (2011).
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
10. TEMPORARY EASEMENT TO BE ACQUIRED

EXHIBIT A

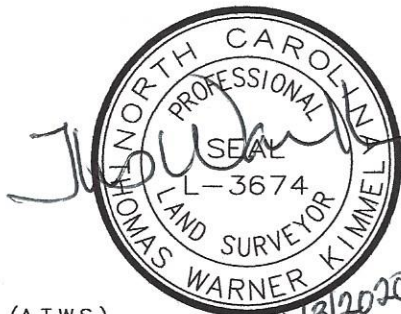


VICINITY MAP (NTS)



LEGEND

- NGS MONUMENT
- EXISTING IRON PIPE OR PIN
- IRON PIN SET
- COMPUTED POINT
- LINE NOT TO SCALE
- PERMANENT ACCESS ROAD
- TEMPORARY ACCESS ROAD
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
- POSSIBLE TEMPORARY WORKSPACE



LAND OWNER INITIALS: _____

DATE: _____

SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.

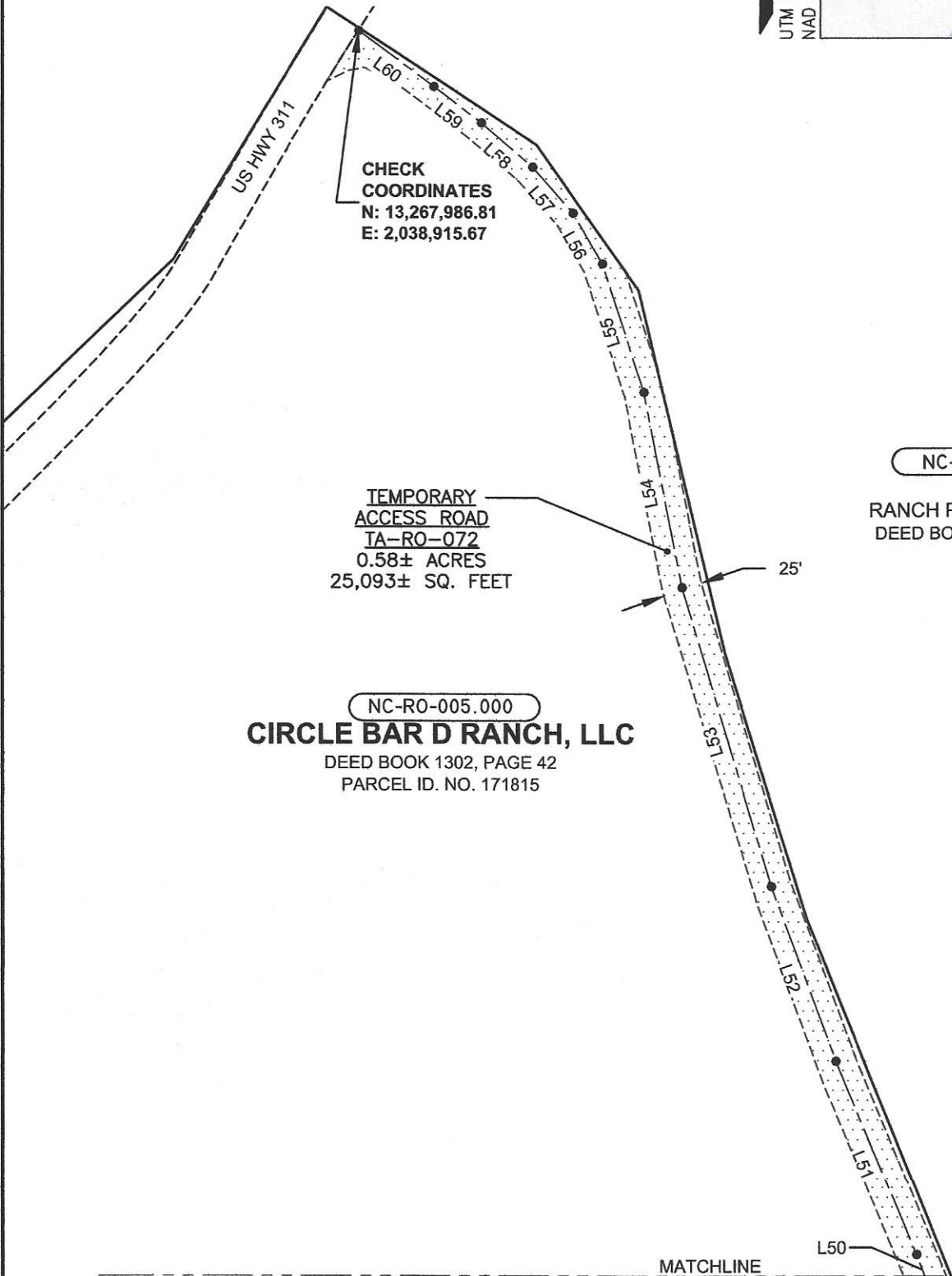
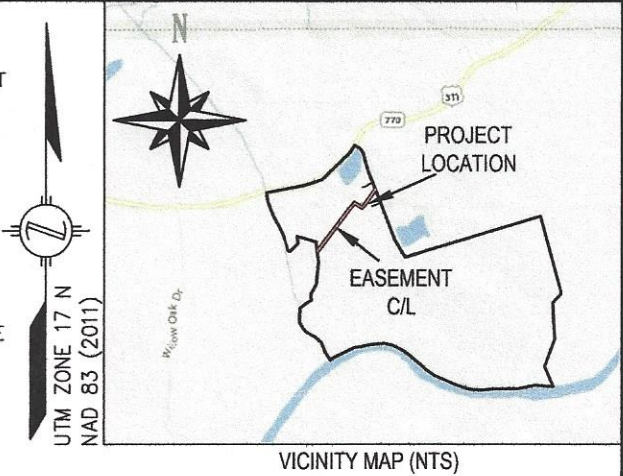
SEE SHEET 5 OF 5 FOR LINE TABLES

EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF LEAKSVILLE ROCKINGHAM COUNTY, NORTH CAROLINA				
PIPELINE EASEMENT IN PROPERTY OF CIRCLE BAR D RANCH, LLC				
NC-RO-005.000 DEED BOOK 1302, PAGE 42				
Drawn By:	Chk'd By:	App'd By:	TRC Proj. No.	Scale:
JCL			300423	1"=100'
Drawn Date:	DD	TWK	Sheet	MVP Proj. No.
10/16/18			3 OF 5	
100 50 0 100 GRAPHIC SCALE IN FEET				
REVISIONS				
B	2-1-19	SLM	UPDATED AR - BOUNDARY REVISED	DD
C	6-25-19	TCM	AR/WORKSPACE	DD
1	5-5-20	MSF	GENERAL REVISIONS	DD
No.	Date	Rev By	Description	Checked

NOTES

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES, A PROJECT SCALE FACTOR (PSF) OF 0.99979557 WAS ESTABLISHED FOR THIS PROJECT. TO OBTAIN GROUND DISTANCE, DIVIDE THE DISTANCE SHOWN BY THE PSF.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. AREAS SHOWN ARE SUBJECT TO EASEMENT OF RECORD.
4. RECORD REFERENCES: DEED BOOK 1302, PAGE 42
5. PARCEL ID: 171815
6. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG PROJECT AREA.
7. THIS SURVEY IS REFERENCED TO UTM ZONE 17 N NAD 83 (2011).
8. ALL CORNERS ARE AS NOTED.
9. THIS PLAT IS FOR EASEMENT ACQUISITION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY OF THE PARENT TRACT.
10. TEMPORARY EASEMENT TO BE ACQUIRED

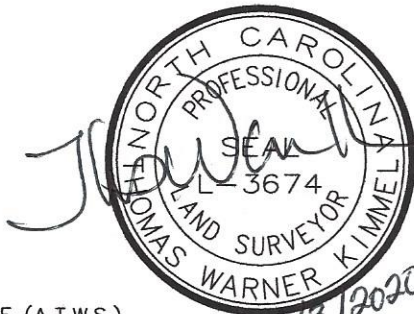
EXHIBIT A



LEGEND

- NGS MONUMENT
- EIP EXISTING IRON PIPE OR PIN
- OIPS IRON PIN SET
- CP COMPUTED POINT
- LINE NOT TO SCALE
- PERMANENT ACCESS ROAD
- TEMPORARY ACCESS ROAD
- PERMANENT EASEMENT
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE (A.T.W.S.)
- POSSIBLE TEMPORARY WORKSPACE

SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.



LAND OWNER INITIALS: _____
DATE: _____

SEE SHEET 5 OF 5 FOR LINE TABLES

EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF LEAKSVILLE ROCKINGHAM COUNTY, NORTH CAROLINA				
PIPELINE EASEMENT IN PROPERTY OF CIRCLE BAR D RANCH, LLC				
NC-RO-005.000 DEED BOOK 1302, PAGE 42				
Drawn By: JCL	Chk'd By: DD	App'd By: TWK	IRC Proj. No. 300423 Sheet: 4 OF 5 Scale: 1"=100' MVP Proj. No.	
100 50 0 100 GRAPHIC SCALE IN FEET				
REVISIONS				
B	2-1-19	SLM	UPDATED AR - BOUNDARY REVISED	DD
C	6-25-19	TCM	AR/WORKSPACE	DD
1	5-5-20	MSF	GENERAL REVISIONS	DD
No.	Date	Rev By	Description	Checked

EXHIBIT A

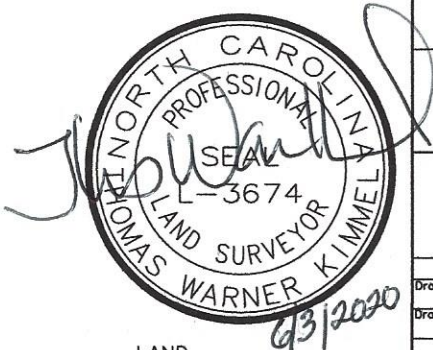
PERMANENT EASEMENT		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°02'10"W	71.75'
L2	N37°08'30"E	1,371.97'
L3	S56°11'41"E	207.01'
L4	N37°44'12"E	86.33'
L5	N35°04'27"E	420.12'
L6	S21°21'11"E	60.01'
L7	S35°04'27"W	388.09'
L8	S37°44'12"W	134.17'
L9	N56°11'41"W	206.52'
L10	S37°08'30"W	1,376.25'

TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L11	N07°02'10"W	14.35'
L12	N37°08'30"E	1,376.12'
L13	S56°11'41"E	202.15'
L14	N37°44'12"E	71.98'
L15	N35°04'27"E	429.73'
L16	S21°21'11"E	18.00'
L17	S35°04'27"W	420.12'
L18	S37°44'12"W	86.33'
L19	N56°11'41"W	207.01'
L20	S37°08'30"W	1,371.97'
L21	N37°08'30"E	1,376.25'
L22	S56°11'41"E	206.52'
L23	N37°44'12"E	134.17'
L24	N35°04'27"E	388.09'
L25	S21°21'11"E	42.01'
L26	S35°04'27"W	60.69'
L27	S35°04'27"W	304.99'
L28	S37°44'12"W	167.67'
L29	N56°11'41"W	226.21'
L30	S37°08'30"W	1,357.51'
L31	N07°02'10"W	21.52'

ADDITIONAL TEMPORARY WORKSPACE		
LINE TABLE		
LINE	BEARING	DISTANCE
L32	N52°11'50"W	124.95'
L33	N37°07'30"E	196.15'
L34	N62°45'41"E	174.02'
L35	S28°00'12"E	121.13'
L36	S37°11'57"W	300.09'
L37	N56°11'41"W	59.96'
L38	S20°47'27"E	120.81'
L39	S35°04'27"W	239.52'
L40	S37°44'12"W	163.12'
L41	N56°11'41"W	100.24'
L42	N37°43'27"E	167.59'
L43	N35°04'53"E	305.06'

ACCESS ROAD		
LINE TABLE		
LINE	BEARING	DISTANCE
L44	N67°39'06"E	182.30'
L45	N19°29'25"W	133.02'
L46	N21°24'16"W	107.69'
L47	N68°34'06"E	109.07'
L48	N59°40'45"E	120.07'
L49	N21°26'44"W	30.93'
L50	N21°12'00"W	144.13'
L51	N22°29'05"W	133.13'
L52	N20°18'17"W	117.49'
L53	N16°38'06"W	197.09'
L54	N11°03'58"W	125.58'
L55	N18°01'03"W	85.23'
L56	N29°56'31"W	37.04'
L57	N41°43'38"W	38.54'
L58	N49°31'57"W	42.61'
L59	N53°01'19"W	37.84'
L60	N53°23'33"W	59.19'

SEE SHEETS 1-4 OF 5 FOR GRAPHICS AND LABELS



LAND
OWNER
INITIALS: _____

DATE: _____

SEE SHEET 1 FOR THE LAND SURVEYOR'S CERTIFICATION.

EASEMENT SURVEY FOR MVP SOUTHGATE TOWNSHIP OF LEAKSVILLE ROCKINGHAM COUNTY, NORTH CAROLINA				
PIPELINE EASEMENT IN PROPERTY OF CIRCLE BAR D RANCH, LLC				
NC-RO-005.000 DEED BOOK 1302, PAGE 42				
NC-RO-005.000				
Drawn By: JCL	Chk'd By:	App'd By:	TRC Proj. No. 300423	Scale: NTS
Drawn Date: 10/16/18	DD	TWK	Sheet: 5 OF 5	MVP Proj. No.
REVISIONS				
B	2-1-19	SLM	UPDATED AR - BOUNDARY REVISED	DD
C	6-25-19	TCM	AR/WORKSPACE	DD
1	5-5-20	MSF	GENERAL REVISIONS	DD
No.	Date	Rev By	Description	Checked